



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/64 FINCH STREET, BEECHWORTH,

2 1 -

Indicative Selling Price

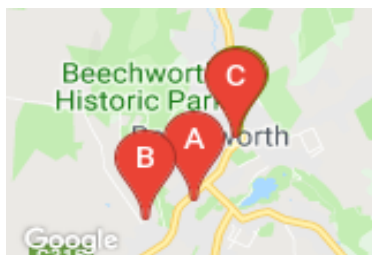
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$239,000

Provided by: Megan Mihaljevic, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (Unit)

\$278,750

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



2/31 HIGH ST, BEECHWORTH, VIC 3747

2 1 1

Sale Price

\$277,500

Sale Date: 19/12/2017

Distance from Property: 1.1km



3/24 MALAKOFF RD, BEECHWORTH, VIC

2 1 1

Sale Price

\$230,000

Sale Date: 19/01/2018

Distance from Property: 1.7km



3/64 FINCH ST, BEECHWORTH, VIC 3747

2 1 1

Sale Price

\$265,000

Sale Date: 06/10/2017

Distance from Property: 29m



This report has been compiled on 11/07/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address
Including suburb and

5/64 FINCH STREET, BEECHWORTH, VIC 3747

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$239,000

Median sale price

Median price

\$278,750

House

Unit

X

Suburb

BEECHWORTH

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable	Price	Date of sale
2/31 HIGH ST, BEECHWORTH, VIC 3747	\$277,500	19/12/2017
3/24 MALAKOFF RD, BEECHWORTH, VIC 3747	\$230,000	19/01/2018
3/64 FINCH ST, BEECHWORTH, VIC 3747	\$265,000	06/10/2017